FROM THE FAMILIAR SURROUNDINGS OF DESA PARKCITY
A NEW LEVEL OF LUXURY EMERGES

PARK REGENT
by the water
Derived from the practices and philosophies of visionaries such as the developer J.C. Nichols, Desa ParkCity upholds several values in regard to good living that are distinct and interconnected.

KL’S MOST LIVEABLE COMMUNITY

The acclaim of Desa ParkCity has been frequently recognised. Desa ParkCity won the FIABCI Malaysia Property Award in 2018 and World Gold Winner FIABCI Prix d’Excellence Award in 2019 for Best Master Plan. Its developer, Perdana ParkCity has also been awarded the EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Awards 2019.

Wholesome Community

Desa ParkCity is the true embodiment of a perfect environment ideally built to answer the needs of Family, Neighbourhood, Community, Connectivity and Convenience.

Emerging to create spaces for life since over a decades ago, Desa ParkCity has been delivering outstanding homes in what is popularly known as the most liveable community in Malaysia.

It now includes a comprehensive selection of amenities and facilities, which include a medical centre, an international school, a sports centre, a clubhouse, neighbourhood mall, dining and entertainment spots, all connected by pedestrian walkways and bicycle paths amidst a lush and verdant landscape of carefully crafted parks and bracing lakes.
PARK REGENT COMPRISSES TWO RESIDENTIAL TOWERS OFFERING 505 APARTMENTS WITH SIZES RANGING FROM 872 SF TO 4,887 SF ON A PRIME 5.61-ACRE LAND THAT NEIGHBOURS THE CENTRAL PARK AND ITS SIGNATURE CENTRAL LAKE. A RECREATION DECK FORMS A VIRTUAL AND CONTIGUOUS GREENSPACE TO THE CENTRAL PARK.

BY THE WATER
IN THE PARK

THE GRAND ENTRANCE WELCOMES YOU HOME.

HOME AT LAST
It's the little things that make all the difference. Come home to a curated lifestyle.
Park Regent’s understated yet elegant entrance is fronted by a seductive lobby crafted in the form of a lanterned atrium with intricate latticed metalwork and atmospheric lighting that enchants from day to night.

Outstanding amenities are created with attention to detail, forming inspiring yet functional spaces both indoors and outdoors that elevate the living experience.

A simple and spacious lawn for an evening picnic or that casual kick-about, with cascading waters as a background—it is true green living at your doorstep.

Park Regent’s nature features include flower gardens, private sanctuaries, a meditation deck and a multi-game court, ideal to foster a close-to-nature, holistic lifestyle.

On the highest floors are rooftop terraces cum sky gardens, curated for the enjoyment of private moments with family and friends, embraced by breathtaking views of the township and the city’s skyline.
THE PERFECT EXPRESSION

DISTINCTIVE SPACES TO CONNECT, RELATE AND REJUVENATE

Park Regent’s varied amenities both indoors and outdoors are designed to connect, relate and rejuvenate.

**Resident’s Club**
An extension of your home. A private space for communal gatherings, a family event or just time for yourself.

**Sky Gardens**
on the highest floors, exclusively for residents.

**Gymnasium**
for wellbeing.

**Infinity Pool**
overlooks Central Lake, in the midst of landscaped gardens and open lawns. Amenities to treat the heart and soul. Includes jacuzzis and a children’s pool.

**Mini Theatre**
is an intimate screening room to watch a favourite film.

**Private Dining**
is the perfect venue for hosting a large gathering of friends.

**Multipurpose Hall**
for that extra grand wedding reception, birthday party, and room for that ping pong table.

The perfect setting for a private celebratory dinner.
The multipurpose hall opens up to an expansive outdoor leisure deck with flexible spaces.
### SITE PLAN

**FREEHOLD**
- **SITE AREA**
  - 5.6 ACRES
  - 2.3 HECTARES
- **NO. OF LEVELS**
  - Tower A: 37 levels
  - Tower B: 35 levels
- **TOTAL UNITS**
  - Tower A: 505 units
  - Tower B: 492 units
  - **TOTAL**:
    - Built-up:
      - Tower A: 872 SF - 4,887 SF
      - Tower B: 81 SM - 454 SM

### TOWER A

<table>
<thead>
<tr>
<th>TYPE</th>
<th>UNITS</th>
<th>NO. OF BEDROOM</th>
<th>BUILT-UP SF</th>
<th>BUILT-UP SM</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>94</td>
<td>3 BEDS</td>
<td>2,059 - 2,246</td>
<td>196 - 245</td>
</tr>
<tr>
<td>E</td>
<td>40</td>
<td>3 BEDS + FAMILY</td>
<td>3,058 - 3,080</td>
<td>272 - 275</td>
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<tr>
<td>C5</td>
<td>4</td>
<td>2 BEDS + Study (Premium)</td>
<td>2,400 - 2,433</td>
<td>223 - 226</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
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</table>

### TOWER B

<table>
<thead>
<tr>
<th>TYPE</th>
<th>UNITS</th>
<th>NO. OF BEDROOM</th>
<th>BUILT-UP SF</th>
<th>BUILT-UP SM</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>100</td>
<td>1 BED</td>
<td>872 - 951</td>
<td>81 - 89</td>
</tr>
<tr>
<td>B</td>
<td>80</td>
<td>1 BED + STUDY</td>
<td>1,098 - 1,165</td>
<td>103 - 108</td>
</tr>
<tr>
<td>C</td>
<td>88</td>
<td>2 BEDS + STUDY</td>
<td>2,464 - 2,559</td>
<td>228 - 241</td>
</tr>
<tr>
<td>D</td>
<td>13</td>
<td>3 BEDS</td>
<td>2,880 - 2,973</td>
<td>268 - 275</td>
</tr>
<tr>
<td>E</td>
<td>50</td>
<td>3 BEDS + FAMILY</td>
<td>2,946 - 3,000</td>
<td>273 - 288</td>
</tr>
<tr>
<td>F</td>
<td>49</td>
<td>4 BEDS + FAMILY</td>
<td>4,446 - 4,859</td>
<td>411 - 454</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

* Types C3/C4 & E2 are located on top of types D4/C5 and E2 from level 37 onwards.

### FACILITIES @ GROUND & L3A WITH TYPICAL LEVEL PLAN

#### LAKE
- Cadenza Cascades
- Verdant Walkway
- Lawn
- Infinity Pool
- Pool Deck
- Jacuzzi
- Kids' Pool
- Meditation Deck
- Grand Waterfall Cascades
- Residents’ Club
- Private Dining
- Mini Theatre
- Game Simulator
- Multipurpose Hall
- Changing Rooms
- Gym

#### PARKLAND GREEN
- Spring Garden
- Grand Lawn
- BBQ Pavilion
- Herb Garden
- Scented Walk
- Spiral Staircase
- The Central Park Connector
- Multiplex Court
- Playground
- Meeting Pods
- Leisure Lawn
- Portico Canopy
- Roof Garden
- Diary Top Floor at both Towers

#### LAKE SIDES BLUE
- Level 3a
  - Cadence Cascades
  - Verdant Walkway
  - Lawn
  - Infinity Pool
  - Pool Deck
  - Jacuzzi
  - Kids' Pool
  - Meditation Deck
  - Grand Waterfall Cascades
  - Residents’ Club
  - Private Dining
  - Mini Theatre
  - Game Simulator
  - Multipurpose Hall
  - Changing Rooms
  - Gym
Desirable Spaces

INTELLIGENT AND IMAGINATIVE.
AUTHENTIC AND WHOLESOME.

Park Regent offers six distinct types of residences for six different personalities and purposes:

1 BED
872 – 893 sf

1 BED + STUDY
1,098 – 1,163 sf

2 BEDS + STUDY
1,464 – 2,433 sf

3 BEDS
2,519 – 2,723 sf

3 BEDS + FAMILY
2,917 – 3,100 sf

4 BEDS
4,446 – 4,887 sf
**A1**

**Main Parcel**
- 861 sq ft / 80 sq m
- Accessory Parcel
- 11 sq ft / 1 sq m
- Total built-up
- 872 sq ft / 81 sq m

**20 Units**
- 1 Bed
- 1 Bath
- 1 Powder

**Tower B**
- Levels 5, 7, 9, 11, 13, 17, 19, 21, 23, 27, 29, 31, 33, 37, 39, 41, 43, 45, 47

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**A1a**

**Main Parcel**
- 882 sq ft / 82 sq m
- Accessory Parcel
- 11 sq ft / 1 sq m
- Total built-up
- 893 sq ft / 83 sq m

**20 Units**
- 1 Bed
- 1 Bath
- 1 Powder

**Tower B**
- Levels 6, 8, 10, 12, 13A, 18, 20, 22, 23A, 26, 28, 30, 32, 33A, 34, 36, 39, 42, 45A, 46, 48

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All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
TOWER B
LEVEL 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43

MAIN PARCEL
1,152 sf / 107 sqm
ACCESSORY PARCEL
11 sf / 1 sqm
TOTAL BUILT-UP
1,163 sf / 108 sqm

20 UNITS
1 BED
1 STUDY
1 BATH
1 POWDER

TOWER B
LEVEL 6, 8, 10, 12, 13A, 16, 18, 20, 22, 23A, 24, 28, 30, 32, 33A, 36, 38, 40, 42, 43A

All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
2 BEDS
1,464 – 2,433 sf / 136 – 226 m²
C3

TOWER A
LEVEL 15, 15

MAIN PARCEL
2,088 sf | 194 sqm
ACCESSORY PARCEL
258 sf | 24 sqm
TOTAL BUILT-UP
2,346 sf | 218 sqm

2 UNITS
2 BEDS
1 STUDY
2 BATHS
1 POWDER
PRIVATE LOBBY

C3a

TOWER A
LEVEL 16, 36

MAIN PARCEL
2,067 sf | 192 sqm
ACCESSORY PARCEL
258 sf | 24 sqm
TOTAL BUILT-UP
2,325 sf | 216 sqm

2 UNITS
2 BEDS
1 STUDY
2 BATHS
1 POWDER
PRIVATE LOBBY

All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
C4

Main parcel
2,067 sq ft | 192 sq m
Accessory parcel
258 sq ft | 24 sq m
Total built-up
2,325 sq ft | 216 sq m

1 unit
2 beds
1 study
2 baths
1 powder
Private lobby

TOWER A
LEVEL 15

C4a

Main parcel
2,657 sq ft | 242 sq m
Accessory parcel
258 sq ft | 24 sq m
Total built-up
2,915 sq ft | 266 sq m

1 unit
2 beds
1 study
2 baths
1 powder
Private lobby

TOWER A
LEVEL 16

All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
D3

Main Parcell
2,347 sf | 218 m²
Accessory Parcell
269 sf | 25 m²
Total Built-up
2,616 sf | 243 m²

14 Units
3 Beds
1 Maid's Room
4 Baths
1 Powder
Private Lobby

Bedroom 2
Master Bedroom
Master Bath

A/C
Powder Room
Private Lobby

Entry
Balcony
Store
Living
Dining

Bedroom 3
Yard

Bath 4 Bath 2
Maid's Room

Kitchen
Lift
Service Lift

To Emergency Exit

Tower A
Level 5, 7, 9, 11, 13, 17, 19, 21, 23, 25, 27, 29, 31, 33

D3a

Main Parcell
2,303 sf | 214 m²
Accessory Parcell
269 sf | 25 m²
Total Built-up
2,573 sf | 239 m²

14 Units
3 Beds
1 Maid's Room
4 Baths
1 Powder
Private Lobby

Bedroom 2
Master Bedroom
Master Bath

A/C
Powder Room
Private Lobby

Entry
Balcony
Store
Living
Dining

Bedroom 3
Yard

Bath 4 Bath 2
Maid's Room

Kitchen
Lift
Service Lift

To Emergency Exit

Tower A
Level 6, 8, 10, 12, 13A, 18, 20, 22, 23A, 26, 28, 30, 32, 33A

All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
3 beds + 1 family
2,928 – 3,100 sf / 272 – 288 sm
4 BEDS + 1 FAMILY
4,446 – 4,887 sf / 413 – 454 sm
All dimensions are expressed in millimetres unless specified otherwise. Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).
<table>
<thead>
<tr>
<th>FLOOR FINISHES</th>
<th>WALL FINISHES</th>
<th>DOOR</th>
<th>WINDOWS</th>
<th>STRUCTURE</th>
<th>ROOF</th>
<th>WALL</th>
<th>FINISHES</th>
<th>CEILING</th>
<th>DUCTED</th>
<th>AIR-CONDITIONING</th>
<th>FEATURES</th>
<th>SECURITY &amp; COMREASURES</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Balcony</strong></td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Selected quality timber hinged door or aluminum framed glass door</td>
<td>Fixed or slide or side hung or top hung or jalousie glass (where applicable), Low-Emission (Low-E) glass for external windows</td>
<td>Reinforced concrete frame</td>
<td>Reinforced concrete slab</td>
<td>Reinforced concrete wall or brickwork or lightweight blocks (where applicable)</td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Double-hung or double-glazed or sealed-gas insulated units, Balcony balcony*, low-Emission (Low-E) glass</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom</strong></td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Selected quality timber hinged door</td>
<td>Selected quality powder coated aluminum frame sliding glass door or aluminum frame glass door or aluminum frame folding door</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Living/Dining/Kitchen/Private Lobby</strong></td>
<td>Selected quality porcelain tiles or ceramic tiles or plaster board and paint or back painted glass (where applicable)</td>
<td>Selected quality lockset</td>
<td>Selected quality welded steel/aluminum frame windows with low-E glass or tinted glass (where applicable), Fixed or slide or side hung or top hung or jalousie glass windows (where applicable)</td>
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<td></td>
</tr>
<tr>
<td><strong>Bathroom</strong></td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Selected quality powder coated aluminum frame sliding glass door or aluminum frame glass door or aluminum frame folding door</td>
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</tr>
<tr>
<td><strong>Kitchen</strong></td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
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<td></td>
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</tr>
<tr>
<td><strong>Main Entrance</strong></td>
<td>Selected quality fire rated timber door</td>
<td>Selected quality lockset</td>
<td>Selected quality welded steel/aluminum frame windows with low-E glass or tinted glass (where applicable), Fixed or slide or side hung or top hung or jalousie glass windows (where applicable)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>تنفيذ</strong></td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Selected quality lockset</td>
<td>Selected quality powder coated aluminum frame sliding glass door or aluminum frame glass door or aluminum frame folding door</td>
<td>Reinforced concrete frame</td>
<td>Reinforced concrete slab</td>
<td>Reinforced concrete wall or brickwork or lightweight blocks (where applicable)</td>
<td>Selected quality porcelain tiles or ceramic tiles (where applicable)</td>
<td>Double-hung or double-glazed or sealed-gas insulated units, Balcony balcony*, low-Emission (Low-E) glass</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

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**DEFINITIONS**

- **Balcony**: A covered or open elevated platform, usually accessible from a room, that extends beyond the edge of the building and is used for leisure or relaxation.
- **Bedroom**: A room used for sleeping, typically private and quiet, often located near a bathroom.
- **Living/Dining Room**: A room that is used for both living and dining purposes, often located in the center of a home.
- **Kitchen**: A room equipped with appliances and tools for cooking and food preparation.
- **Private Lobby**: A lobby area that is exclusive to a specific unit or suite, often located near the entrance.
- **Bathroom**: A room equipped for bathing and washing, typically containing a sink, toilet, and shower or bathtub.
- **Main Entrance**: The primary entrance to a building, often the main point of entry for residents and guests.
- **Visitor Access Control System**: A system that manages the entry and exit of visitors to a building, often requiring identification and authorization.
- **CCTV Camera**: A security device that captures video images, typically used for surveillance and monitoring purposes.
- **Manned Guardhouse**: A building or structure where security personnel are stationed, typically responsible for monitoring access and providing assistance.

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**CRIME PREVENTION & SECURITY FEATURES**

- **Fiber-to-the-Home (FTTH)**
- **Video Intercom System**
- **Visitor Access Control System**
- **CCTV Camera**
- **Manned Guardhouse**

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**SPECIFICATIONS & FINISHES**

- **Light Points**: 18, 18, 20, 20, 30, 30, 30, 30, 38, 38, 38, 38, 38, 42, 42, 50, 62
- **Data Points**: 2, 2, 3, 3, 4, 4, 4, 4, 4, 4, 4, 4, 5, 5, 6, 6
- **Electricity Power Points**: 13 A, 18, 18, 22, 22, 24, 24, 24, 24, 25, 30, 32, 32, 32, 40, 40, 40, 45
- **Fan Points**: 3, 3, 4, 4, 5, 5, 5, 5, 5, 6, 6, 6, 6, 7, 7, 8, 8
- **Fire Points**: 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
- **Water Heater**: 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2
- **Smoke Detector**: 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
- **Piping**: 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1

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**DISCLAIMERS**

- **Natural stone contains veins with tonality differences and there will be colours and markings caused by their complex mineral composition and incorporated impurities.**
- **No finishes will be provided at the back of the fixtures such as mirrors, kitchen cabinets and etc (where applicable).**
- **As timber is a natural material, total consistency of colour and grain in its selection and installation may not be achieved.**

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**BUILT-IN ELECTRONICS**

- **FM/AM-Radio Receiver**: 2, 2, 2, 2, 3, 3, 3, 3, 3, 4, 4, 4, 4, 5, 5, 6, 6
- **SATV Points**: 2, 2, 2, 2, 3, 3, 3, 4, 3, 4, 4, 4, 4, 5, 5, 6, 6
- **SMATV Points**: 2, 2, 2, 2, 3, 3, 3, 3, 3, 4, 4, 4, 4, 5, 5, 6, 6
- **Fan Points**: 3, 3, 4, 4, 5, 5, 5, 5, 5, 6, 6, 6, 6, 7, 7, 8, 8
- **Door Bell Point**: 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
Adjacent to the upscale Mont’Kiara and Sungai Buloh, Desa ParkCity is a luxurious gated and guarded community linked by major highways such as DUKE 2, Sprint Expressway, LDP and the NKVE. With easy and direct access to the Kuala Lumpur city centre, the affluent Petaling Jaya, and the stylish Bangsar, Desa ParkCity's strategic location promises an influential life of fresh vivacity.

A Joint Development by

THE SHOW GALLERY

opens daily 10am–5pm

including sat & sun

+603 6280 8080

parkregent.com.my

5 Persiaran Residen, Desa ParkCity
52200 Kuala Lumpur, Malaysia

e. sales@ppcity.com.my

Developer: Cloudvest Sdn. Bhd. (1246363-M) • Property Type: Condominium • Developer’s License No.: 19702-1/07-2021/056(L) • Approving Authority: DBKL • Building Plan Approval No.: BP T1 OSC 2019 0062 • Expected Date of Completion: July 2023 • Tenure of Land: Freehold Tenure • Land Encumbrances: Charged to Hong Leong Bank Berhad • Total No. of Units: 505 units • Selling Price by Type: Type A: RM861,000(min) - RM1,243,000(max), Type B: RM1,478,000(min) - RM1,734,000(-max), Type C: RM1,880,000(min) - RM3,401,000(max), Type D: RM3,044,000(min) - RM3,701,000(max), Type E: RM3,325,000(min) - RM6,720,000(max) • 5% Bumiputera Discount

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DESA PARKCITY TOWNSHIP

2018 AWARD WINNER

FIABCI MALAYSIA

PROPERTY AWARD

MASTER PLAN CATEGORY

DESA PARKCITY TOWNSHIP

2019 WORLD GOLD

WINNER FIABCI PRIX D’EXCELLENCE AWARD

MASTER PLAN CATEGORY

DESA PARKCITY: CENTRAL PARK

& PRIMARY STREETSCAPE

2016 AWARD WINNER

INTERNATIONAL PROPERTY AWARDS

BEST INTERNATIONAL COMMERCIAL LANDSCAPE ARCHITECTURE

DESA PARKCITY TOWNSHIP

2019 & 2015 AWARD WINNER

THE EDGE MALAYSIA

PROPERTY DEVELOPMENT EXCELLENCE AWARD

PARKCITY TOWNSHIRE

2013 PCBC AWARD OF MERIT

PACIFIC COAST BUILDERS CONFERENCE

DESA PARCITY

THE SHOW GALLERY OPEN HOUSE 19 - 20 SEPT 2020 10AM - 6PM

5 Persiaran Residen, Desa ParkCity 52200 Kuala Lumpur, Malaysia

e. sales@ppcity.com.my